

In re:
Allen Baxter, III
Debtor

Case No. 19-16493-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Jul 30, 2024

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 01, 2024:

Recip ID	Recipient Name and Address
db	+ Allen Baxter, III, 6923 Greenway Avenue, Philadelphia, PA 19142-1117

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 01, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 30, 2024 at the address(es) listed below:

Name	Email Address
DANIEL P. JONES	on behalf of Creditor LOANDEPOT.COM LLC djones@sterneisenberg.com, bkecf@sterneisenberg.com
DAVID M. OFFEN	on behalf of Debtor Allen Baxter III dmo160west@gmail.com, davidoffenecf@gmail.com;offendr83598@notify.bestcase.com
DENISE ELIZABETH CARLON	on behalf of Creditor MIDFIRST BANK bkgroup@kmlawgroup.com
JACK K. MILLER	on behalf of Trustee WILLIAM C. MILLER Esq. philaecf@gmail.com, ecfemails@ph13trustee.com
JEROME B. BLANK	on behalf of Creditor LOANDEPOT.COM LLC jblank@pincuslaw.com, mmorris@pincuslaw.com
JOSHUA DOMER	on behalf of Creditor City of Philadelphia joshua.domer@phila.gov Edelyne.Jean-Baptiste@Phila.gov

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KENNETH E. WEST

ecfemails@ph13trustee.com philaecf@gmail.com

KENNETH E. WEST

on behalf of Trustee KENNETH E. WEST ecfemails@ph13trustee.com philaecf@gmail.com

MARIO J. HANYON

on behalf of Creditor LOANDEPOT.COM LLC wbecf@brockandscott.com, mario.hanyon@brockandscott.com

THOMAS SONG

on behalf of Creditor LOANDEPOT.COM LLC tomysong0@gmail.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 11

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: : CHAPTER 13
: :
Allen Baxter III : NO. 19-16493-amc

ORDER

AND NOW, this 30th day of July, 2024,
upon consideration of the Motion to Sell Real Property filed by
Debtor, upon notice to all interested parties, and any response
thereto, it is hereby

ORDERED, that Debtor is authorized to sell his/her real
property located at 2202 S 56th Street, Philadelphia, PA 19143
("Property"), with all liens to be paid at closing, for the sale
price of \$73,500.000 (seventy three thousand five hundred
dollars), pursuant to the terms of a certain real estate
agreement of sale to the buyer(s) thereunder, Prime Cash Offer,
LLC ("Buyer"), who have been represented to be purchasing the
Property at arms-length.

The proceeds of the sale, including any funds held as a
deposit made by or on behalf of the Buyer, shall be distributed
in the following manner:

After paying all liens in full and all costs of sale, the
title clerk shall pay to the Chapter 13 Trustee, proceeds
sufficient to pay off the plan with a 100% distribution to
unsecured creditors in the amount of \$11,000.00. The balance of
sales proceeds after all the above distributions shall be paid to
the Debtor, Allen Baxter III as sole owner(s) of the property.

The title clerk shall email settlementsheet@ph13trustee.com
a completed HUD 1 or settlement sheet from the closing directly
to the trustee immediately upon the close of the settlement, and
the trustee shall promptly notify the title company of his
approval or objections to the sums to be disbursed. Upon trustee
approval, the title clerk shall email or fax a copy of the
disbursement check to the trustee and shall immediately transmit
the actual disbursement check to the trustee by overnight
courier.

Per Bankruptcy Rule 6004(h), the 14 day stay as to effect of
this Order is hereby waived.

BY THE COURT:



HONORABLE ASHELY M. CHAN
CHIEF UNITED STATES BANKRUPTCY JUDGE